## BASIS OF BEARING AND ELEVATION

U.S.G.S STATION PONDER-2 N.A.V.D. 1983(1998 ADJUSTMENT) LATITUDE =  $45^{\circ}$  42' 39.37105"(N) LONGITUDE =  $121^{\circ} 32^{\circ} 59.76083(W)^{\circ}$ ORTHOMETRIC HEIGHT OF 102.638 METERS (336.74'). N.A.V.D 1988

USING THE 1999 GEOID FOR THE U.S.

THE BASIS OF BEARING OF THIS SURVEY IS COUNTY SURVEY NO. 2000-090.

## NORTHVIEW CONDOMINIUMS

LOTS 20, 21 AND THE NORTH 12 FEET OF LOTS 4 AND 5, BLOCK 7, IDLEWILDE ADDITION TO HOOD RIVER AS AMENDED, IN THE CITY OF HOOD RIVER, OF HOOD RIVER COUNTY, IN THE STATE OF OREGON.

EXCEPTING THEREFROM THE EAST 20 FEET OF LOT 21, BLOCK 7, IDLEWILDE ADDITION TO HOOD RIVER AS AMENDED. ALSO EXCEPTING THEREFROM THE EAST 10 FEET OF THE NORTH 12 FEET OF SAID LOT 4, BLOCK 7, IDLEWILDE ADDITION TO HOOD RIVER AS AMENDED.

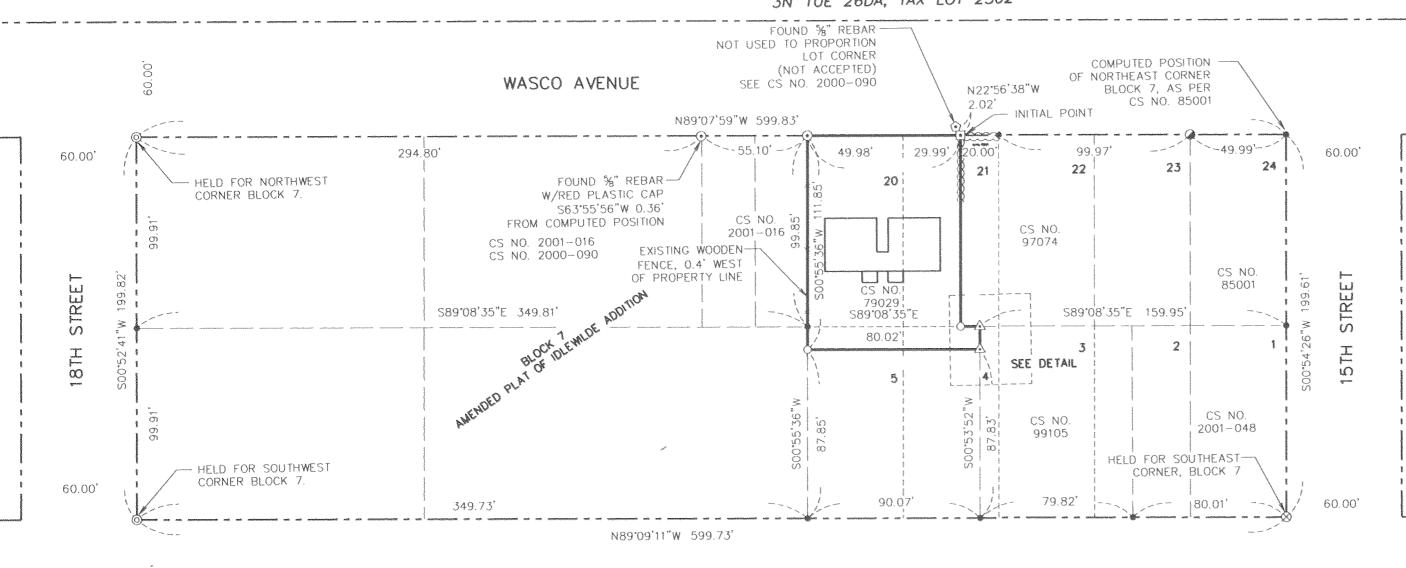
LOCATED IN THE NE 1/4 OF THE SE 1/4, SECTION 26, T.3N., R.10E., W.M. COUNTY OF HOOD RIVER, STATE OF OREGON 3N 10E 26DA, TAX LOT 2302

HOOD RIVER COUNTY SURVEYOR'S OFFICE

SURVEY NO. CS 2011 028

## RECORDING INFORMATION

HOOD RIVER COUNTY CLERK



## SURVEYORS CERTIFICATE

, JAMES M. KLEIN, REGISTER LAND SURVEYOR NO. 59002 IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, ACCORDING TO ORS CHAPTER 92 AND 100. AND FURTHER CERTIFY THAT THE PLAT FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS OF THE BUILDING AND THAT CONSTRUCTION OF UNITS AND BUILDINGS AS DEPICTED ON THIS PLAT HAS BEEN COMPLETED. THE LANDS REPRESENTED ON THE PLAT OF "NORTHVIEW CONDOMINIUMS" DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. 890646, BEING DESCRIBED AS LOTS 20, 21 AND THE NORTH 12 FEET OF LOTS 4 AND 5, BLOCK 7. IDLEWILDE ADDITION TO HOOD RIVER AS AMENDED, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON.

EXCEPTING THEREFROM THE EAST 20 FEET OF LOT 21, BLOCK 7, IDLEWILDE ADDITION TO HOOD RIVER AS AMENDED.

EXCEPTING THEREFROM THE EAST 10 FEET OF THE NORTH 12 FEET OF SAID LOT 4, BLOCK 7, IDLEWILDE ADDITION TO HOOD RIVER AS AMENDED.

LOCATED IN THE NORTHEAST % OF THE SOUTHEAST % OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON, AND THAT FOR THE INITIAL POINT OF THIS SURVEY I SET A 5/8" BY 30" REBAR WITH A 2" ALUMINUM CAP STAMPED KLEIN & ASSOC. WA LS 42690, OR LS 59002, FLUSH WITH THE SURFACE, SAID INITIAL POINT BEARS NORTH 89'07'59" WEST, 169.96 FEET FROM THE COMPUTED POSITION OF THE NORTHEAST CORNER OF SAID BLOCK 7.

BEGINNING AT AFORESAID INITIAL POINT; THENCE SOUTH 00'53'52" WEST, 99.83 FEET PARALLEL WITH AND 20.00 FEET WEST OF THE EAST LINE OF LOT 21; THENCE SOUTH 89'08'35" EAST, 10.00 FEET ALONG THE SOUTH LINE OF SAID LOT 21; THENCE SOUTH 00'53'52" WEST, 12.00 FEET PARALLEL WITH AND 10.00 FEET WEST OF THE EAST LINE OF LOT 4; THENCE NORTH 89'08'35" WEST, 90.03 FEET PARALLEL WITH AND 12.00 FEET SOUTH OF THE NORTH LINE OF LOTS 4 AND 5 TO A POINT ON THE WEST LINE OF LOT 5; THENCE NORTH 00°55'36" WEST, 111.85 FEET ALONG THE WEST LINE OF LOT 5 AND LOT 20 TO THE NORTHWEST CORNER OF LOT 20, ALSO BEING ON THE SOUTH RIGHT OF-WAY OF WASCO AVENUE; THENCE SOUTH 89'07'59" EASA 79.97 FEET BACK TO THE INITIAL POINT. ames mall

CONTAINING 9,067 SQUARE FEET

## NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO PLAT INTO CONDOMINIUM UNITS, LIMITED COMMON ELEMENTS AND GENERAL COMMON ELEMENTS, TAX LOT 2302 OF HOOD RIVER COUNTY ASSESSOR MAP 3N 10E 26DA, BEING AN EXISTING APARTMENT COMPLEX, DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. 890646. THE BASIS OF BEARING FOR THIS SURVEY WAS OREGON STATE PLANE COORDINATES SYSTEM, NORTH ZONE GRID, BY G.P.S. OBSERVATION FROM THE CONTROL POINT "PONDER 2".

AMES M. KLEIN PLS 59002

HIS 20DAY OF JUNE

PRIOR TO COMMENCING FIELD WORK FOR THIS SURVEY, RESEARCH WAS MADE AVAILABLE OF EXISTING SURVEYS CONDUCTED ON OR NEAR THE VICINITY OF THE SUBJECT PROPERTY ALONG WITH COPIES OF LEGAL DESCRIPTIONS. THEIR WERE NUMEROUS SURVEYS PERFORMED ON BLOCK 7, AMENDED IDLEWILDE ADDITION TO HOOD RIVER, A SURVEY PERFORMED BY BISHOP SURVEYING, FILED AS COUNTY SURVEY 79029 WAS PERFORMED ON THE SUBJECT PARCEL IT WAS SHOWN ON LATER SURVEY PERFORMED BY DLC AND TERRA SURVEYING THAT SAID MONUMENTS WERE NOT ACCEPTED FOR BLOCK PROPORTION. A SEARCH WAS MADE FOR SAID MONUMENT SET IN SAID COUNTY SURVEY NO. 79029 WITH ONLY THE NORTHEAST CORNER BEING RECORDED, WHICH WAS NOT ACCEPTED IN THIS SURVEY OUR BY PAST SURVEYS PERFORMED BY TERRA SURVEYING. EXISTING BLOCK CORNERS WERE RECOVERED, BEING A 1" IRON PIPE LOCATED AT THE NORTHWEST AND SOUTHWEST CORNER AND A % REBAR WITH A RED PLASTIC CAP SET BY TRANTOW SURVEY, FILED AS COUNTY SURVEY NO. 99105. LOCATED AT THE SOUTHEAST CORNER. THE NORTHEAST CORNER WAS COMPUTED BASED ON FIELD TIES OF PREVIOUS FOUND MONUMENT. BLOCK 7 WAS THEN PROPORTION AND THE EXTERIOR BOUNDARY WAS THEN COMPUTED BASED ON DEED CALLS, SEE SURVEYOR CERTIFICATE FOR BOUNDARY DESCRIPTION.

## **DECLARATION**

KNOW ALL MEN BY THESE PRESENT THAT GERRY BRIFFETT DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP TO BE TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY HIM, AS NORTHVIEW CONDOMINIUMS. SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERE TO ANNEXED AND HE DOES HEREBY COMMIT SAID PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT. THIS PLAT IS SUBJECT TO THE PROVISIONS OF CHAPTER 100.005 TO 100.625 OF THE OREGON REVISED STATUTES AND HE DOES HEREBY CONSENT TO THE PREPARATION AND RECORDING OF SAID MAP.

LINCOLN AVENUE

20-5664-2011

## **ACKNOWLEDGEMENTS**

STATE OF OREGON

COUNTY OF HOOD RIVER

BE IT REMEMBERED THAT ON THIS 20 DAY OF JUY . 2011, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE OF OREGON PERSONALLY APPEARED BEFORE GERRY BRIFFETT WHO BEING FIRST DULY SWORN, UNDER OATH, DID SAY THAT HE DID SIGN THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.

Wain R Cocara NOTARY PUBLIC FOR THE STATE OF OREGON MY COMMISSION NO. 43,696 MY COMMISSION EXPIRES Aug. 17,20/2

## EASEMENT NOTES:

RIGHT-OF-WAY EASEMENT FOR DITCH AND WATER RIGHTS, IF ANY. RECORDED DEC. 17, 1909, BOOK 3, PAGE 582. LOCATION NOT DISCLOSED (NOT SHOWN).

## REFERENCED DEEDS

WARRANTY DEED, INSTRUMENT NO. 890646 EASEMENT, BOOK 3, PAGE 582

## REFERENCED SURVEYS

TRANTOW SURVEYING INC., CS NO. 2001-048 TRANTOW SURVEYING INC., CS NO. 99105 TERRA SURVEYING, CS NO. 2002-047 TERRA SURVEYING, CS NO. 2001-016 TERRA SURVEYING, CS NO. 2000-090 WYEAST SURVEYS, CS NO. 97074 DLC SURVEYING, CS NO. 85001 BISHOP SURVEYING, CS NO. 79029

**APPROVALS** WE THE UNDERSIGNED, SAY THAT WE HAVE EXAMINED THE PLAT OF "NORTHVIEW CONDOMINIUMS" IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON AND HEREBY APPROVE SAID PLAT.

DATE PUBLIC WORKS DIRECTOR 123/2011 DATÉ CITY PLANNING DIRECTOR 7-21-11 RIVER COUNTY SURVEYOR

I. HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENT DUE HEREON HAVE BEEN PAID AS REQUIRED BY LAW AND HEREBY APPROVE THE PLAT OF "NORTHVIEW CONDOMINIUMS."

andro H. Morous HOOD RIVER COUNTY DIRECTOR DATE OF BUDGET & FINANCE

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF "NORTHVIEW CONDOMINIUMS" AND THAT THE NAME ADOPTED SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION OR CONDOMINIUM IN HOOD RIVER COUNTY AND HEREBY APPROVED SAID

HOOD RIVER COUNTY DIRECTOR OF BUDGET & FINANCE Records & ASSESSMENT

## CERTIFICATION NOTE:

CONDOMINIUMS IS AN EXACT COPY OF THE ORIGINAL PLAT.

## 201102209 PLAT NUMBER INSTRUMENT RECEIVED ON THE 28 DAY . 2011 AT9:11 A.M.

## LEGEND

- SET 5/8" X 30" REBAR W/YELLOW PLASTIC CAP STAMPED (KLEIN & ASSOCIATES OR 59002)
- SET 5/8" REBAR W/2" ALUMINUM CAP STAMPED (KLEIN & ASSOC. WA LS 42690, OR LS 59002)
- SET BRASS SCREW AND WASHER IN KEYSTONE RETAINING WALL, STAMPED (OR LS 59002)
- FOUND 5/8" REBAR W/RED PLASTIC CAP (TERRA SURVEYING, CS NO. 2002-047)
- FOUND 1/2" REBAR W/YELLOW PLASTIC CAP (DLC SURVEYING, CS NO. 85001)
- FOUND 5/8" REBAR W/RED PLASTIC CAP (TRANTOW SURVEYING, CS NO. 99105)
- FOUND 1" IRON PIPE
- FOUND 5/8" REBAR
- ANGLE POINT, NOT MONUMENTED
- REFERENCE MONUMENT
- COUNTY SURVEY GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- SQUARE FEET
- PARKING SPACE (PER DESIGNATED UNIT)

### LINE TABLE LENGTH BEARING LINE 10.00 S89°08'35"E 12.00 S00°53′52″W

## OWNER GERRY BRIFFETT

Certified to be a true and

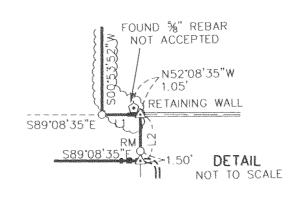
correct copy of the ORIGINAL

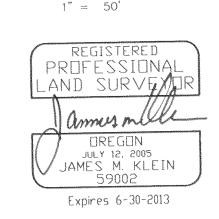
Dept. of Records & Assessment

By K. May Deputy

### NOTES:

- 1) PROPERTY IS SUBJECT TO A DECLARATION OF NORTHVIEW CONDOMINIUMS, RECORDED IN A SEPARATE DOCUMENT, RECORDED IN INSTRUMENT NO. 2011 02203, DEED RECORDS OF HOOD RIVER COUNTY.
- 2) ALL WALLS AND CORNERS ARE 90 DEGREES, UNLESS NOTED OTHERWISE.
- 3) ALL INTERIOR WALLS ARE 0.33' THICK FROM FACE OF STUDWALL EXTERIOR.
- 4) ALL UNIT CEILING HEIGHTS ARE 7.50 FEET, ABOVE FINISHED FLOOR.
- 5) ALL INTERIOR WALLS DIVIDING UNITS ARE 0.50' THICK.
- 6) NET AREAS DO NOT INCLUDE STAIRWELLS.





SCALE - FEET

50'

100'

I, JAMES M. KLEIN CERTIFY THAT THIS PLAT OF NORTHVIEW



## Klein & Associates, Inc. ENGINEERING · LAND SURVEYING · PLANNING

SURVEY PERFORMED FOR: GERRY BRIFFETT DATE MONUMENTED

JAN. 5, 2011 PROJECT: 10-12-08 FILE: 101208.DWG DRAFT: JMK

1411 13th Street, Hood River, Oregon 97031 Tel: (541)386-3322

EMAIL info@kleinassocinc.com

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

SHEET 1 OF 2

HOOD RIVER COUNTY, OREGON

WILLAMETTE MERIDIAN

1/4 SEC T.

CS 2011 028-1

## NORTHVIEW CONDOMINIUMS

LOTS 20, 21 AND THE NORTH 12 FEET OF LOTS 4 AND 5, BLOCK 7, IDLEWILDE ADDITION TO HOOD RIVER AS AMENDED, IN THE CITY OF HOOD RIVER, OF HOOD RIVER COUNTY, IN THE STATE OF OREGON.

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LOCATED IN THE NE 1/4 OF THE SE 1/4, SECTION 26, T.3N., R.10E., W.M. COUNTY OF HOOD RIVER, STATE OF OREGON 3N 10E 26DA, TAX LOT 2302

Certified to be a true and correct copy of the ORIGINAL Dept. of Records & Assessment By K. Deputy

**CERTIFICATION NOTE:** 

27.15

26.15

UNIT 1517

26.15

19.40

27.15

26.15

UNIT 1515

26.15

19.40"

Y3 L.C.E.

0.5

0.5' -

0.5

- LANDING

8.00

D4

SURVEYOR'S OFFICE SURVEY NO. CS 2011 028

HOOD RIVER COUNTY

FILED 8.8-11

# I, JAMES M. KLEIN CERTIFY THAT THIS PLAT OF NORTHVIEW CONDOMINIUMS IS AN EXACT COPY OF THE ORIGINAL PLAT.

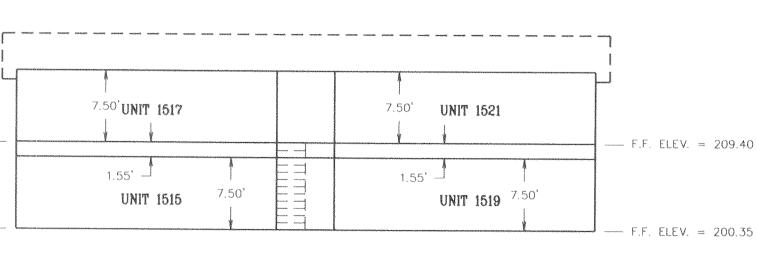
-	INE TABLE	
LINE	BEARING	LENGTH
L.I	S89*08'35 <b>*</b> E	10.00
L2	S00°53′52″W	12.00
L5	N00°42'37'E	5.90
L6	S89°17′23°E	8.00
L 7	N00°42'37"E	5.90
L.8	S89°17′23″F	8.00

## LEGEND

- G.C.E. GENERAL COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT
- S.F. SQUARE FEET
  - PARKING SPACE (PER DESIGNATED UNIT)

## NOTES:

- 1) PROPERTY IS SUBJECT TO A DECLARATION OF NORTHVIEW CONDOMINIUMS, RECORDED IN A SEPARATE DOCUMENT, RECORDED IN INSTRUMENT NO. 2011 02208, DEED RECORDS OF HOOD RIVER COUNT
- 2) ALL WALLS AND CORNERS ARE 90 DEGREES, UNLESS NOTED OTHERWISE.
- 3) ALL INTERIOR WALLS ARE 0.33' THICK FROM FACE OF STUDWALL EXTERIOR.
- 4) ALL UNIT CEILING HEIGHTS ARE 7.50 FEET, ABOVE
- 5) ALL INTERIOR WALLS DIVIDING UNITS ARE 0.50' THICK.
- 6) NET AREAS DO NOT INCLUDE STAIRWELLS.



REGISTERED PROFESSIONAL AND SURVEYAZ

ames m DREGON JULY 12, 2005 JAMES M. KLEIN 59002

Expires 6-30-2013

## NORTH ELEVATION SCALE 1" = 10'



## Klein & Associates, Inc

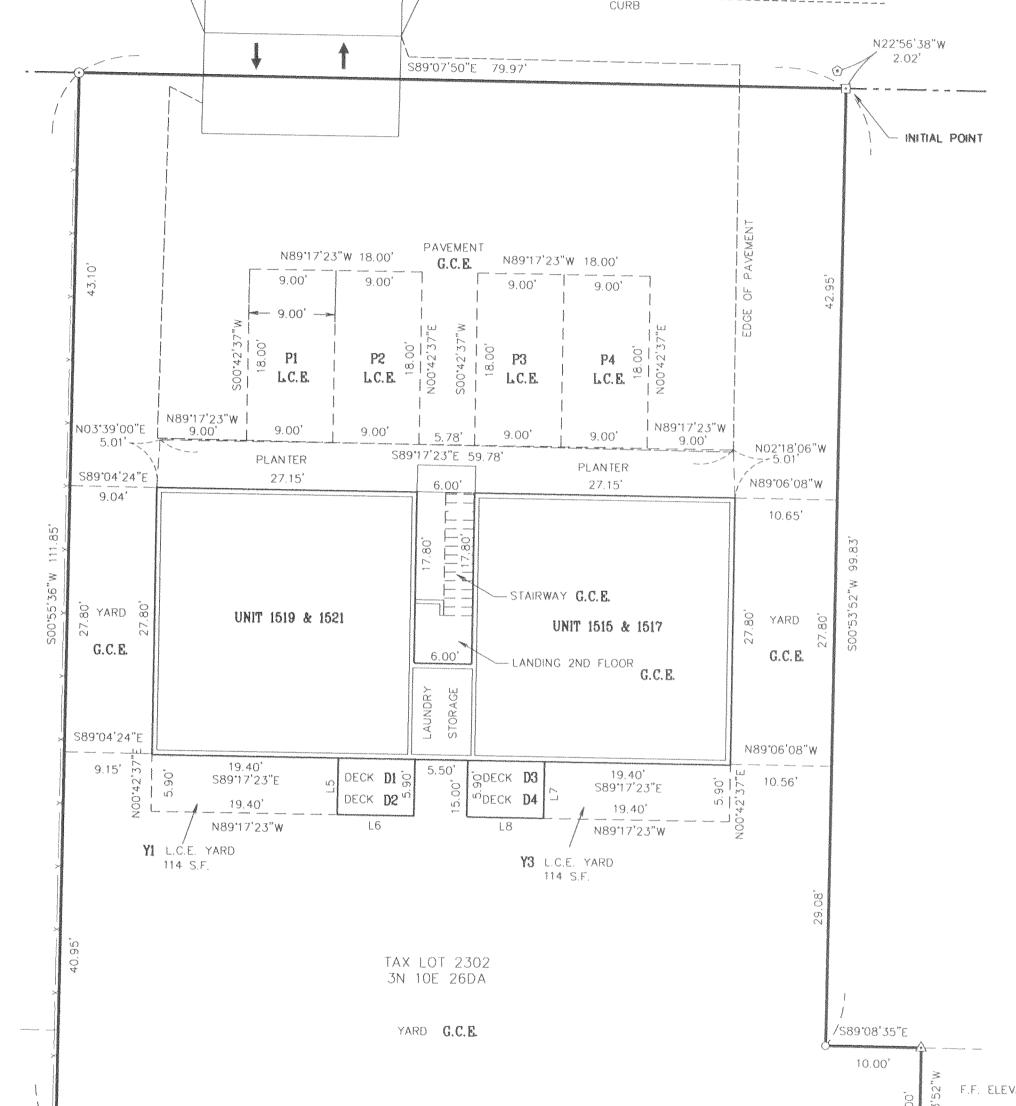
ENGINEERING · LAND SURVEYING · PLANNING

1411 13th Street, Hood River, Oregon 97031 Tel: (541)386-3322 EMAIL info@kleinassocinc.com

## SHEET 2 OF 2 WILLAMETTE MERIDIAN HOOD RIVER COUNTY, OREGON 1/4 SEC T.

26DA 3N. 10E

CS 2011 028-Z



CURB

SURVEY PERFORMED FOR:

GERRY BRIFFETT

DATE MONUMENTED JAN. 5, 2011

FILE: 101208.DWG

DRAFT: JMK

PROJECT: 10-12-08

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF

UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

0.5' -

26.15

UNIT 1521

26.15

19.40"

27.15

UNIT 1519

26.15

19.40"

YI L.C.E.

0.5

다 : :

6.00

Caj C

5.50

SECOND FLOOR PLAN

AVERAGE FINISH FLOOR ELEV. = 209.35'

SCALE 1" = 10'

G.C.E.

6.20

3 **5** 8

" O 🖫

5.50

FIRST FLOOR PLAN

AVERAGE FINISH FLOOR ELEV. = 200.30 SCALE 1" = 10"

0.39

8.00

000 ന ലു ⊆

-8.00'

D2

F.F. ELEV. = 209.30—

N89'08'35"W 90.03' F.F. ELEV. = 200.25—

OWNER GERRY BRIFFETT

SCALE - FEET 1" = 10'